058.0	0010	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,800 / 786,800
					USE VALUE:	786,800 / 786,800
					ASSESSED:	786,800 / 786,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REILLY MICHAEL & KAREN G
Owner 2:	
Owner 3:	
Street 1:	5 LOCKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,520 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2268 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3520.000	418,900		367,900	786,800
Total Card	0.081	418,900		367,900	786,800
Total Parcel	0.081	418,900		367,900	786,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.91 | /Parcel: 346.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39032

GIS Ref

GIS Ref

Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0010-0011.0

!5021!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	419,200	0	3,520.	367,900	787,100	787,100	Year End Roll	12/18/2019
2019	104	FV	328,700	0	3,520.	367,900	696,600	696,600	Year End Roll	1/3/2019
2018	104	FV	328,700	0	3,520.	247,000	575,700	575,700	Year End Roll	12/20/2017
2017	104	FV	308,600	0	3,520.	236,500	545,100	545,100	Year End Roll	1/3/2017
2016	104	FV	308,600	0	3,520.	215,500	524,100	524,100	Year End	1/4/2016
2015	104	FV	290,300	0	3,520.	173,400	463,700	463,700	Year End Roll	12/11/2014
2014	104	FV	290,300	0	3,520.	155,100	445,400	445,400	Year End Roll	12/16/2013
2013	104	FV	301,200	0	3,520.	147,200	448,400	448,400		12/13/2012

PRINT

Date	Time
12/10/20	19:58:20

LAST REV

Date	Time
04/16/19	14:25:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5021

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALVIN JOHN J -	28801-445		7/3/1998	Family	193,999	No	No		Y

USER DEFINED

Prior Id # 1:	39032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2014	723	Alterati	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
7/1/2014	Info Fm Prmt	PC	PHIL C
2/21/2009	Meas/Inspect	372	PATRIOT
4/27/2000	Inspected	276	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3520		Sq. Ft.	Site		0	70.	1.49	11									367,920						367,900	

Total AC/HA: 0.08081 | Total SF/SM: 3520 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 367,920 | Spl Credit | Total: 367,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17083335
Const Adj.:	0.97515047
Adj $ / SQ:	194.096
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607049
Depreciation:	188185
Depreciated Total:	418863

COMMENTS

NO HEAT UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

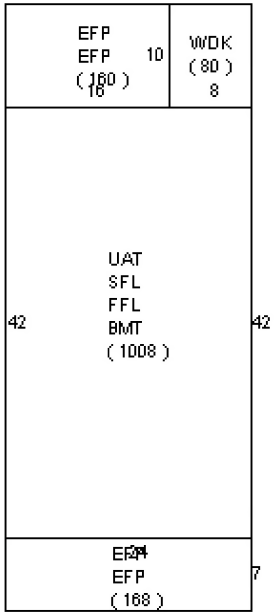
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	58.230	58,695
FFL	First Floor	1,008	194.100	195,648
SFL	Second Floor	1,008	194.100	195,648
EFP	Enclos Porch	656	30.600	20,071
UAT	Upper Attic	252	135.870	34,238
WDK	Deck	80	15.600	1,248

Net Sketched Area:	4,012	Total:	505,548
Size Ad	2016	Gross Are	4768	FinArea	2268
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.10
Special Features:	0	Val/Su Net:	104.41
Final Total:	418900	Val/Su SzAd	207.79

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0010-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	